

**BOARD OF ADA COUNTY COMMISSIONERS  
MINUTES OF THE PUBLIC HEARING  
WEDNESDAY, MARCH 23, 2016  
6:00 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Ada County Public Hearing Room of the Ada County Courthouse Complex. Staff members present: Mark Perfect, Brent Danielson, and Kristy Inselman, Development Services; and Claire Tardiff, Prosecuting Attorney's Office. Minutes Recorder: Angel Dicus.

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- I. IN THE MATTER OF CALL TO ORDER:**  
Commissioner Jim Tibbs called the meeting to order at 6:00 p.m.
- II. IN THE MATTER OF ROLL CALL:**  
Commissioners Jim Tibbs, Rick Yzaguirre and David L. Case were present.
- III. IN THE MATTER OF CHANGES TO THE AGENDA:**  
There were no changes to the agenda.
- IV. IN THE MATTER OF NEW BUSINESS:**
1. **201200872-S-TE, HORROCKS ENGINEERS:** A request for a two (2) year Board Granted Time Extension for Caden Creek Subdivision. The preliminary plat was first approved on January 9, 2013. The property contains 15.79 acres and is located at 10951 and 10971 W Amity Road, Boise, ID in Section 34, T. 3N., R. 1E.
- J. Tibbs opened the public hearing.
- B. Danielson presented the Staff report.
- Wendy Shrief, Applicant, stated her name and address for the record. She presented testimony requesting a time extension and explained her request.
- D. Case expressed his concern with setting a legal precedence.
- J. Tibbs closed the public hearing.
- ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201200872-S-TE, HORROCKS ENGINEERS, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT; AND TABLE FOR REVISED FINDINGS OF FACT AND CONCLUSIONS OF LAW.**
- DISCUSSION: R. YZAGUIRRE INQUIRED ON A DATE. B. DANIELSON SUGGESTED APRIL 6, 2016.**
- ACTION: R. YZAGUIRRE AMENDED HIS MOTION TO TABLE TO APRIL 6, 2016, FOR FURTHER REVIEW. D. CASE SECONDED.**
- DISCUSSION: D. CASE STATED THE CIRCUMSTANCES IN THIS CASE WARRANT THE EXTENSION GIVEN THE PROJECT IS PRACTICALLY COMPLETELY BUILT. HE SAID, SEEING NO OTHER PROCESS, OTHER THAN USING THE SAME PLAT ALREADY SUBMITTED; AND HE ADVISED THAT HE HAS NO PROBLEMS PROCEEDING FORWARD WITH THIS APPLICATION. J. TIBBS STATED THAT STAFF HAS RULES THEY MUST FOLLOW AND MAKE THEIR RECOMMENDATION BASED ON THOSE RULES. HE COMMENDED STAFF'S EFFORTS. HE CONCURRED WITH R. YZAGUIRRE AND D. CASE THAT EVERY SITUATION HAS EXTENUATING CIRCUMSTANCES. HE STATED THAT SINCE THERE IS A SUBSTANTIAL INVESTMENT IN THE PROJECT THAT HE WILL BE SUPPORTING THE REQUEST FOR TIME EXTENSION.**
- ACTION: R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.**

2. **201600099-AC-V, ERSTAD ARCHITECTS:** An Accessory Use application for a detached accessory structure of 5,249 square feet and a Variance application requesting to exceed the maximum height limit of 24-feet for an accessory structure. The applicant is requesting to construct a barn that has aesthetic likeness with historical structures in the surrounding area with a proposed height of 26.5-feet as defined by Ada County Code (overall height of structure height is 39'3"). The property contains 5 acres and is located at 1300 W. Osprey Ridge Drive, Eagle, ID in Section 32, T. 5N., R. 1E

J. Tibbs opened the public hearing.

K. Inselman entered late exhibits into the record and presented the Staff report.

J. Tibbs and K. Inselman discussed barns in the surrounding area.

Jeff Hatch, Erstad Architects, stated his name and address for the record. He presented a brief history of Gothic Prairie Barn usage. He stated he is in compliance with all requirements.

J. Tibbs closed the public hearing.

R. Yzaguirre thanked Applicant for his presentation.

**ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201600099-AC-V, ERSTAD ARCHITECTS, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.**

3. **201600140-AC-V; PARADIGM CONSTRUCTION:** An Accessory Use application for a detached accessory structure of 2,500 square feet and a Variance application requesting to allow this structure to be placed in front of the principal dwelling due to property constraints including floodway and slopes in excess of 15%. The property contains 3.01 acres and is located at 7455 E. Highland Valley Road, Boise, ID in Section 34, T. 3N., R. 3E.

J. Tibbs opened the public hearing.

K. Inselman presented the Staff report.

Jim Larkin, Applicant, stated his name and address for the record. He explained the project

Susan Newman stated her name and address for the record. She presented testimony in opposition of the application.

J. Larkin re-approached the podium to provide rebuttal testimony. He addressed the concerns raised and stated he believed the structure would not impact traffic.

The parties discussed that Ada County Highway District has authority over the traffic and have already approved this application.

J. Tibbs closed the public hearing.

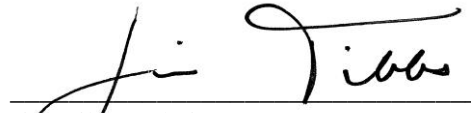
**ACTION: D. CASE MOVED TO APPROVE APPLICATION NO. 201600140-AC-V; PARADIGM CONSTRUCTION, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. R. YZAGUIRRE SECONDED.**

**DISCUSSION: J. TIBBS THANKED THOSE WHO TESTIFIED.**

**ACTION: D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.**

V. **IN THE MATTER OF ADJOURNMENT:**

There being no further business to come before the Board on this date, the meeting was adjourned at 6:34 p.m.

  
Jim Tibbs, Chairman

ATTEST:

  
Christopher D. Rich, Ada County Clerk